

TOGETHER with all hereditaments and appurtenances hereunto belonging and all improvements thereon and all fixtures and accessories now or hereafter annexed or attached thereto.

In TRUST to secure unto the FREDERICK PRODUCTION CREDIT ASSOCIATION of FREDERICK, MARYLAND (hereinafter called "Beneficiary") the payment when due of all indebtedness of the Grantor to the Beneficiary now existing or hereafter arising within a period of ten years of the date thereof in amounts not exceeding in the aggregate outstanding at any one time the sum of TWO HUNDRED FIFTY THOUSAND AND NO/100----- DOLLARS (\$250,000.00 ); together with interest thereon in accordance with the terms of notes evidencing such indebtedness; and IN TRUST to secure unto the Beneficiary the performance of each and every covenant and agreement of this deed of trust and of the notes secured hereby.

WHEREVER used herein the masculine gender shall include the feminine and neuter and the neuter gender shall include the masculine and feminine and the singular form shall include the plural and all the covenants and agreements of Mortgagor shall extend to and bind his heirs, devisees, successors and assigns.

The Grantor covenants and agrees with the Trustee and Beneficiary as follows:

First: That nothing herein contained shall be construed to obligate the Beneficiary to make loans and advances to the Grantor and that the sole purpose of this deed of trust is to provide collateral security for presently existing indebtedness and for loans and advances which in the absolute discretion of the Beneficiary may hereafter be made to the Grantor;

Second: That he warrants specially the property hereby conveyed; that he is seized thereof in fee simple and has a right to convey same; that he has done no act to encumber the same; that he will execute such further assurances thereof as may be requisite; and that he will use the proceeds of loans secured hereby solely for the purposes set forth in his applications for said loans;

Third: That he will pay or cause to be paid when due said principal sum of all indebtedness hereby secured, and any renewals or extensions thereof, together with all interest thereon, and all other sums payable by him in accordance with the terms of this deed of trust and notes secured hereby, or any renewals or extensions, and that he hereby expressly waives the benefit of all exemptions, homestead or otherwise, under the laws of this and any other state and agrees to pay the said indebtedness without any offset whatever;